



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION MEETING

March 5, 2012
1203-DP-02 / 1203-SIT-02
Exhibit 1

Petition Number: 1203-DP-02 & 1203-SIT-02

Subject Site Address: 700 feet west from the intersection of Tomlinson Road and Blackburn Road

Petitioner: Mainstreet Property Group, LLC.

Representative: Kevin Krulik (American Structurepoint Inc.)

Request: Mainstreet Property Group, LLC requests a Development Plan Review and a Site Plan Review for a new facility on approximately 7.5 acres in the Mainstreet at Grand Park PUD District.

Current Zoning: PUD

Current Land Use: Vacant

Approximate Acreage: 7.5 acres

Zoning History: Ord. 11-29 – established Mainstreet at Grand Park PUD

Exhibits: Exhibit 1 – Staff Report
Exhibit 2 – Aerial Location
Exhibit 3 – Petitioner’s Plans
Exhibit 4 – Building Elevations
Exhibit 5 – Mainstreet at Grand Park PUD

Staff Reviewer: Andrew P. Murray

Procedural

- Requests for a Development Plan Review are required to be considered at a public hearing. The public hearing for this petition is scheduled for March 5, 2012 Advisory Plan Commission (the “APC”) meeting.
- Notice of the March 5, 2012 public hearing was provided in accordance with the APC Rules and Procedures.



Project Overview

Project Location

The subject property is approximately 7 acres located 700 feet west from the intersection of Tomlinson Road and Blackburn Road (the "Property"). The Property is currently zoned Mainstreet at Grand Park District.

Project Description

The proposed development will serve the location of a 24-hour skilled nursing facility (the "Project"). The Project includes an approximate 65,000 square feet structure with cast stone veneer and cement board siding as the primary building materials. The Project is adjacent to the southeast border of the Grand Park Sports Campus.

Mainstreet at Grand Park PUD (Ord. 11-29)

2.1 Permitted Uses – Assisted Living Facilities, including 24-hour skilled nursing and ancillary uses contained therein and related thereto – Compliant

3.1 Minimum front yard building setback – thirty (30) feet – Compliant

3.2 Building Materials

Front façade – 60% covered by brick, stone masonry, cultured stone or other masonry material.
All remaining portions shall be covered by fiber cement siding – Compliant

Side facade – 50% covered by brick, stone masonry, cultured stone or other masonry material.
All remaining portion shall be covered by fiber cement siding – Compliant

Rear façade – 25% covered by brick, stone masonry, cultured stone or other masonry material.
All remaining portion shall be covered by fiber cement siding - Compliant

3.3 Landscaping – Staff is working with the petitioner to meet compliance.

Development Plan Review (WC 16.04.165, C)

1. Zoning District Standards

F. General Business District (WC 16.04.050)

1. Special Requirements – None



2. Permitted Uses – Compliant per Ord. 11-29

3. Special Exceptions – Not Applicable to this Petition

4. Minimum Lot Area – None

5. Minimum Lot Frontage on Road – 80 feet

Proposed – 390 feet – Compliant

6. Minimum Setback Lines

Front Yard – Compliant per Ord. 11-29

Side Yard – None

Rear Yard – 20 feet

Proposed – 235 feet – Compliant

7. Maximum Building Height – Not greater than 60 feet

Proposed – 42 feet – Compliant

8. Minimum Ground Level Square Footage – None

9. Parking – Compliant

10. Loading and Unloading Berths not visible from roadway - Compliant

2. Overlay District Standards

S.R. 32 Overlay (WC 16.04.065) - Not Applicable to this Petition

US 31 Overlay (WC 16.04.070) – Not Applicable to this Petition

3. Subdivision Control Ordinance

The Subdivision Control Ordinance is not applicable to business or industrial development (WC 16.04.010, R).

4. Development Plan Review (WC 16.04.165)

D3a. Site Access and Site Circulation



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1. Access Locations

Access to the site was reviewed by the Westfield Public Works Department. - Compliant

2. Safe and Efficient movement to and from site

Access to the site was reviewed by the Westfield Public Works Department. Perimeter pedestrian pathway is depicted on the plans. - Compliant

3. Safe and Efficient movement in and around site

Internal private streets are depicted in the plans. Internal sidewalks are depicted from parking areas to the building. - Compliant

D3b. Landscaping (WC 16.06.010)

WC 16.06.040 General Landscape Design Standards

E. Line of Sight - Compliant

I. Trash and Loading Facilities - Compliant

J. Heating and Cooling Facilities – Staff is working with petitioner to meet compliance.

WC 16.06.050 On-site Requirements

Evergreen/Ornamental Trees – 10 per acre (7.5 acre site) – 81 proposed - Compliant

Shade Trees – 10 per acre (7.5 acre site) – 73 proposed – Compliant per WC 16.06.030.5 (Substitution)

Shrubs – 25 per acre (7.5 acre site) - 544 shrubs proposed – Compliant

WC 16.06.050 Road Frontage Standards

One shade tree per forty linear feet of road frontage - Compliant

WC 16.06.060 Buffer Yard Requirements

West Buffer

Linear footage (l.f.) – 827'

Buffer Width – 15' - Compliant

One (1) evergreen tree per thirty (30) l.f. – 28 required – Compliant

Five (5) evergreen shrubs per thirty (30) l.f. – 138 required - Compliant



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South Buffer

Linear footage – 398'
Buffer width – 15' - Compliant
One (1) evergreen tree per thirty (30) l.f. – 13 required – Compliant
Five (5) evergreen shrubs per thirty (30) l.f. – 66 required - Compliant

East Buffer

Linear footage – 825'
Buffer width – 15' - Compliant
One (1) evergreen tree per thirty (30) l.f. – 28 required - Compliant
Five (5) evergreen shrubs per thirty (30) l.f. – 138 required - Compliant

WC 16.06.070 Parking Area Landscaping

A. Interior Landscaping

43,308 s.f. of parking = 86 spaces
43,308 s.f. @10% = 4,330 s.f. of islands
5,146 s.f. provided in 12 islands – Compliant
One (1) tree per island – Compliant
Four (4) shrubs per island – Compliant

B. Perimeter Parking Lot Landscaping

940 l.f. of perimeter parking
One (1) tree per 30 l.f. – Compliant
One (1) shrub per 30 l.f. - Compliant

D3c. Lighting – **Staff is working with the petitioner to meet compliancy**

D3d. Signs

Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.

D3e. Building Orientation

1. Finished façade visible from public street or adjoining Residential District

Cast stone veneer, cement board siding, stained wood - Compliant

2. Loading Spaces/Loading Docks shall not face public street - Compliant



3. Outside storage – No outside storage proposed – Compliant

4. Mechanical equipment – Staff is working with petitioner to meet compliance.

If mechanical equipment is located on the ground level, exterior to the building, its location needs to be identified on the Site Plan and properly screened. If mechanical equipment is roof mounted, an elevation plan needs to be submitted, ensuring total screen.

D3f. Building Materials – Compliant per Ord. 11-29

5. Comprehensive Plan Compliance

The Family Sports Capital of America Addendum II to the Westfield – Washington Township Comprehensive Plan states that healthcare facilities are supporting land uses to Grand Park. The Westfield – Washington Township Thoroughfare Plan roadway classification map identifies the future 186th Street as a “Collector Street”. Collector streets serve as balanced role with respect to mobility and access. As the name implies, they collect traffic from local roads and provide a link with arterials. 186th Street will also serve as access to Grand Park. The Westfield Parks and Recreation Master Plan focuses on the build-out and development of the community’s parks and trails. The property is not adjacent to an existing or proposed park or trail.

6. Street and Highway Access

The points of access to the Property have been reviewed by the Westfield Public Works Department and determined to be safe.

7. Street and Highway Capacity

The capacity of 186th Street will be sufficient to safely and efficiently accept traffic generated by the Project.

8. Utility Capacity

Utility capacity to serve the Property is sufficient.

9. Traffic Circulation Compatibility

The site circulation pattern of the Property has been reviewed and approved by the Westfield Fire Department and the Westfield Public Works Department.



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Staff Comments

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. The Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Andrew Murray at 379-9080 or amurray@westfield.in.gov.